



Description – Betty Jean Clark
47.0 Acre Tract – Page 1 of 2

2025-009365
September 9, 2025

A tract of land lying in the East Half of Lot 7 of the Northwest Quarter and Lot 7 of the Northeast Quarter of Section 5, Township 55 North, Range 3 West, Ralls County, Missouri and being more fully described as follows to-wit:

Beginning at a found 1" axle marking the Southwest Corner of the East Half of Lot 7 of the Northwest Quarter of said Section 5; thence North 01 degree, 16 minutes and 06 seconds East along the West line of said East Half 905.27 feet to a 5/8" iron pin; thence South 87 degrees, 30 minutes and 31 seconds East leaving said West line 533.82 feet to a found 5/8" iron pin; thence South 87 degrees, 33 minutes and 02 seconds East 776.73 feet to a found 5/8" iron pin; thence South 01 degree, 18 minutes and 38 seconds West 169.34 feet to a found 5/8" iron pin; thence South 89 degrees, 04 minutes and 52 seconds East 438.78 feet to a found 5/8" iron pin; thence North 66 degrees, 53 minutes and 14 seconds East 294.90 feet to a found 5/8" iron pin; thence North 43 degrees, 12 minutes and 53 seconds East 107.76 feet to a found corner tree; thence North 15 degrees, 22 minutes and 23 seconds East 175.26 feet to a found 5/8" iron pin; thence North 58 degrees, 50 minutes and 45 seconds East 198.68 feet to a found 5/8" iron pin; thence North 50 degrees, 24 minutes and 26 seconds East 285.77 feet to a 5/8" iron pin; thence North 65 degrees, 10 minutes and 08 seconds East 92.05 feet to a point from which a 5/8" iron pin bears South 65 degrees, 10 minutes and 08 seconds West 12.00 feet; thence South 55 degrees, 42 minutes and 00 seconds East 93.33 feet; thence South 52 degrees, 22 minutes and 33 seconds East 54.97 feet; thence South 36 degrees, 52 minutes and 13 seconds East 84.10 feet; thence South 31 degrees, 03 minutes and 09 seconds East 155.67 feet; thence South 45 degrees, 55 minutes and 14 seconds East 92.23 feet; thence South 74 degrees, 08 minutes and 00 seconds East 35.14 feet; thence North 85 degrees, 17 minutes and 42 seconds East 168.69 feet; thence South 80 degrees, 49 minutes and 10 seconds East 62.90 feet to a found iron point on the centerline of Centenary Road; thence South 22 degrees, 42 minutes and 09 seconds West along said centerline 214.62 feet to a point from which a found nail bears North 62 degrees, 05 minutes and 01 second West 11.17 feet; thence North 65 degrees, 37 minutes and 34 seconds West leaving said centerline 117.00 feet to a found iron pipe; thence South 83 degrees, 56 minutes and 29 seconds West 77.67 feet to a found iron pipe;

thence South 49 degrees, 39 minutes and 56 seconds West 84.59 feet to a found iron pipe; thence South 02 degrees, 11 minutes and 32 seconds East 102.76 feet to a found iron pipe; thence South 81 degrees, 28 minutes and 12 seconds West 1137.39 feet to a 5/8" iron pin; thence South 12 degrees, 25 minutes and 30 seconds East 126.12 feet to a found 5/8" iron pin; thence South 01 degree, 13 minutes and 40 seconds West 423.43 feet to a 5/8" iron pin on the South line of Lot 7 of the Northeast Quarter of said Section 5; thence North 89 degrees, 05 minutes and 10 seconds West along said South line 432.38 feet to a found corner tree; thence North 89 degrees, 05 minutes and 42 seconds West along said South line and along the South line of Lot 7 of the Northwest Quarter of said Section 1345.05 feet to the Point of Beginning, containing 47.0 Acres, more or less, with the above described being subject to and having the right-of-use of a **20.00 Feet Wide Roadway & Utility Easement** lying 10.00 feet each side of the following described line to-wit; Beginning at the Southeast Corner of the above described tract on the centerline of Centenary Road; thence North 65 degrees, 37 minutes and 34 seconds West 117.00 feet; thence South 83 degrees, 56 minutes and 29 seconds West 77.67 feet; thence South 49 degrees, 39 minutes and 56 seconds West 84.59 feet to the Point of Termination of said line. Also, with the above described being subject to that portion now being used for public road purposes and subject to other easements and rights-of-way of record or not of record, if any. As per survey #2025-009365 of Jason D. Janes, Missouri Professional Land Surveyor #2004017826 during September of 2025.

